

yoga + clean air

aither
yoga

TM

redevelopment of:

339 forbes ave
pittsburgh, pa 15222

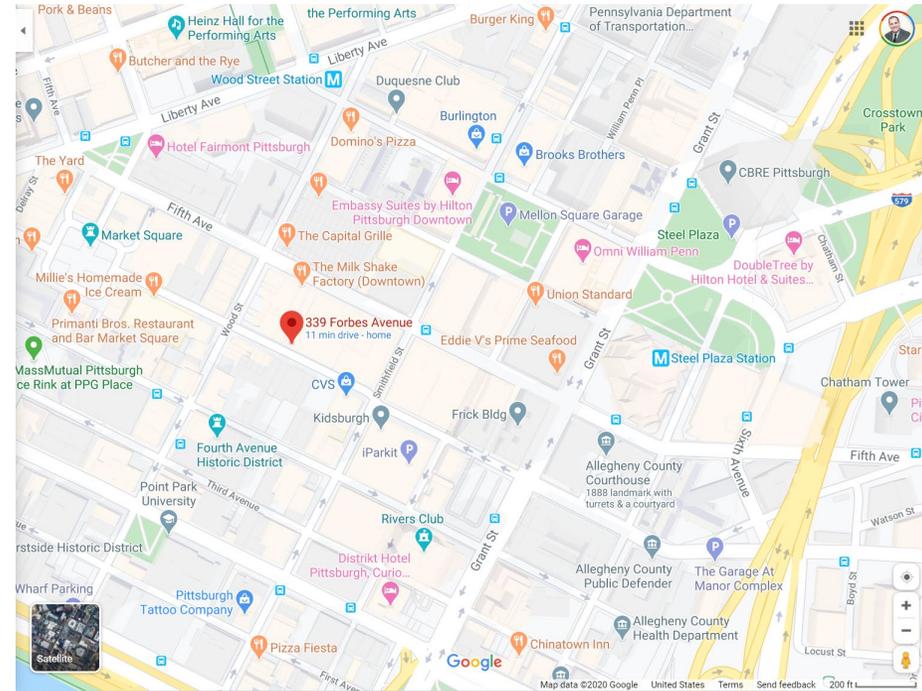
about us

In Greek Mythology, **Aither** / **Αἴθῆρ** / **Aether** is the pure, upper air of the Gods...

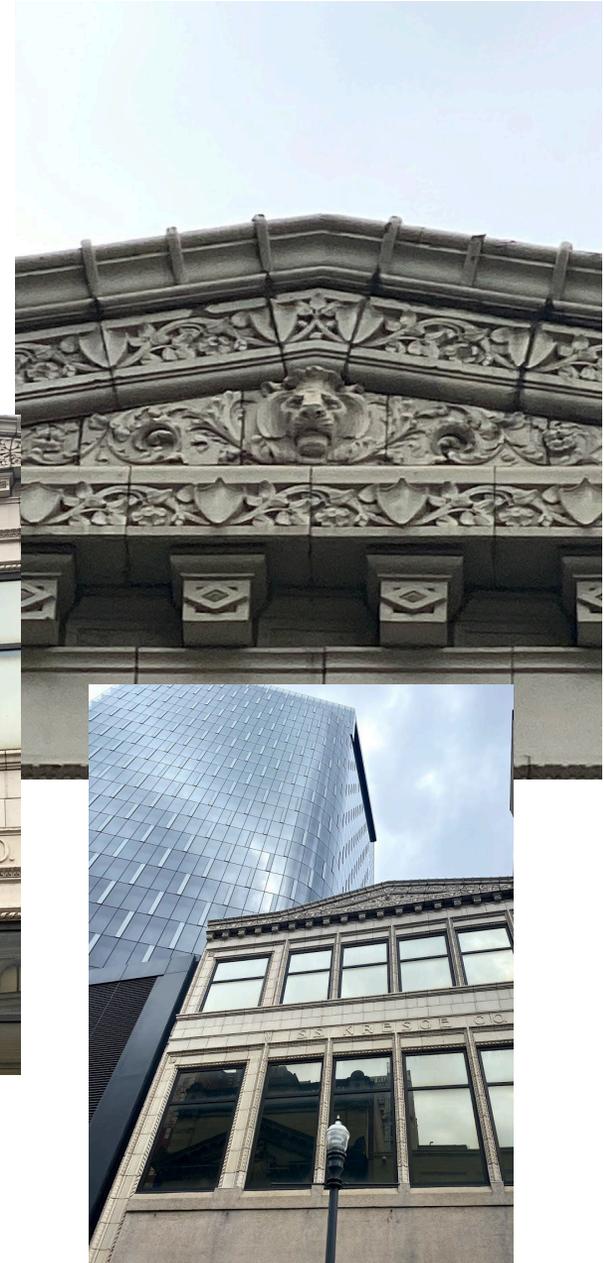
Clean Yoga™

- yoga rooted in cleanliness + air quality
- continuous air cleaning through proprietary system of clinical-grade filtration technologies
- innovative mechanical ventilation + natural air cleaning techniques
- Ionic Air Filtration to target airborne particulates
- air quality sensors + digital displays report (9) Health Performance Indicators (HPIs) of indoor air
- antimicrobial flooring + paint
- sanitization lighting system providing continuous environmental disinfecting
- **APPLYING SCIENCE + TECHNOLOGY TO DELIVER THE CLEANEST YOGA POSSIBLE**

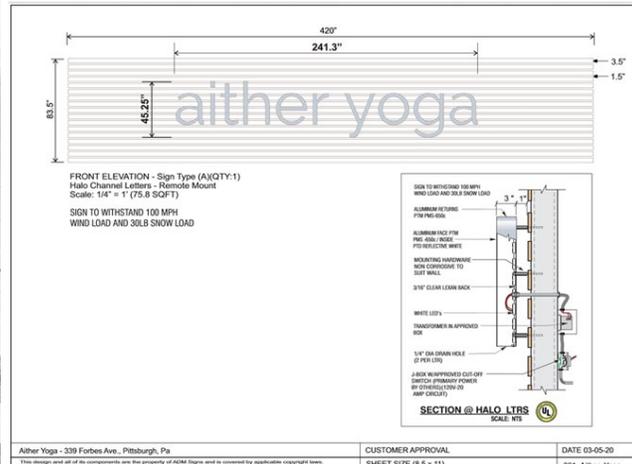
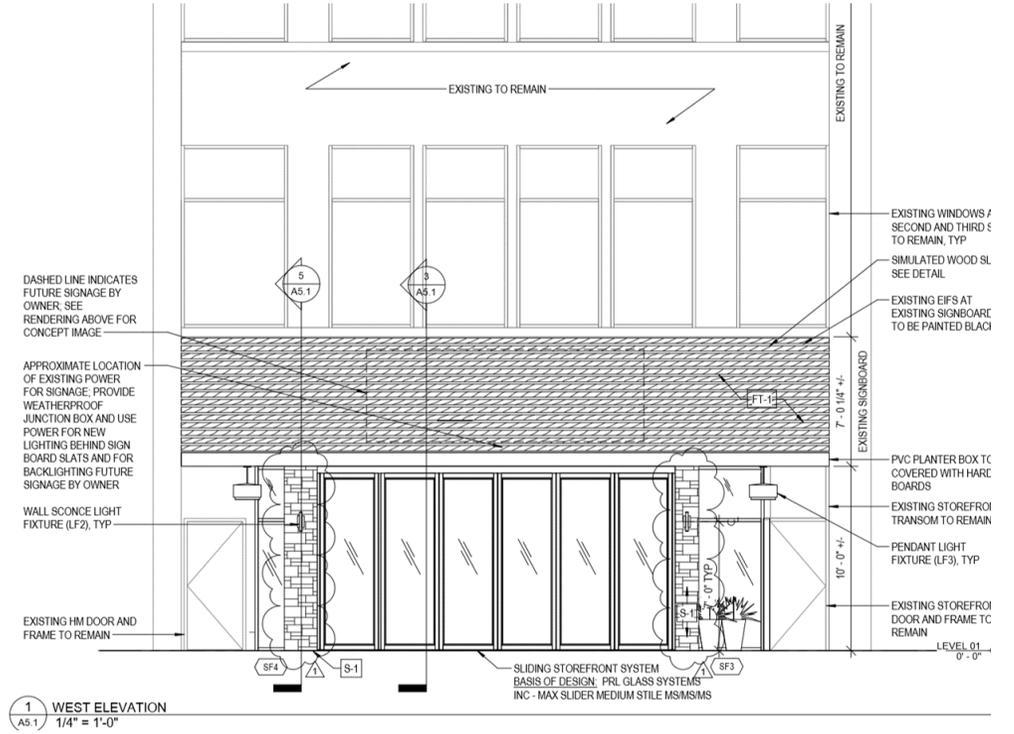
location



building



proposal



thank you!

PLANNING COMMISSION STAFF REPORT

DOWNTOWN GOLDEN TRIANGLE

PROJECT DEVELOPMENT PLAN No. DCP-ZDR-2020-01410

PROPERTY: 339 Forbes Avenue, Parcel 01-H-264
PROPERTY OWNER: WARNER CENTER LP, WARNER JAMAICA, LLC
ZONING: GT-A, Golden Triangle, Subdistrict A
PROPOSAL: Facade Renovation
ACTION REQUIRED: Approval of the Project Development Plan
COUNCIL DISTRICT: 6; Councilman R. Daniel Lavelle
DATE: July 14, 2020
SUBMITTED TO: The Planning Commission of the City of Pittsburgh
FROM: The Zoning Administrator

FINDINGS OF FACT

1. An application for PDP No. DCP-ZDR-2020-01410 was filed by Matthew Brind'Amour of POH Architects, on behalf of Warner Jamaica LLC and Warner Center LP, the property owners for renovation of the exterior façade on an existing structure.
2. The proposed renovation is to replace the existing storefront of the building with a new operable façade system.
3. Use of ground floor of building is for a yoga studio, Aither Yoga. This use is permitted by right in the zoning district as 'Recreation and Entertainment, Indoor'.
4. There were no requests to the Zoning Board of Adjustment for this project.
5. The proposed facade was reviewed in staff design review in February 2020, and Urban Design Targets and comments were sent to the applicant and addressed; staff has no outstanding concerns.
6. The applicants held a virtual Development Activities Meeting (DAM) with the Registered Community Organization (RCO), Pittsburgh Downtown Partnership, on June 8, 2020.
7. Per Section 922.10.E.2; all new construction, demolition, changes of use, interior renovations creating additional units, exterior alterations in excess of \$50,000, and high wall signs in the Golden Triangle District are each required to be reviewed and approved as a **Project Development Plan**. The Commission bases its decision on the criteria that are outlined below:
 - a. The proposal must maintain and continue the existing retail patterns;
 - b. The proposal must address compatibility with existing residential areas;
 - c. The proposal must make provision for adequate parking, transit and loading;
 - d. The proposal must address traffic impacts in relation to capacity, intersection, and traffic volumes and address alternatives that would enable traffic to be directed away from residential districts
 - e. The proposal must address pedestrian traffic, circulation and patterns, and pedestrian safety;
 - f. The proposal must address access to public transportation facilities;
 - g. The proposal must address the preservation of historic and preservation significant existing buildings;
 - h. The proposal must address architectural relationships with surrounding buildings;
 - i. The proposal must address microclimate effects;
 - j. The proposal must be sensitive to views and view corridors;
 - k. The proposal must address the location, development and functions of open space; and

PLANNING COMMISSION STAFF REPORT

- I. The proposal must address compatibility and conformance with any overall master plans or comprehensive plans;
 - m. The proposal must adequately address the large building footprint criteria if applicable.
 - n. The proposal must address compatibility and conformance with any overall master plans or comprehensive plans;
-

SUBMITTED BY: David De Leon, Planner 2 (Design Review)

Development Activities Meeting Report (Version: 12/20/2019)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: Exterior Storefront Renovations for Aither Yoga / 339 Forbes Ave	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): 7 panelists and 4 attendees.
Parcel Number(s):	
ZDR Application Number:	
Meeting Location: Virtual (Zoom)	
Date: 6/8/2020	
Meeting Start Time: 4:30 p.m.	
Applicant: Aither Yoga	Approx. Number of Attendees: 11
Boards and/or Commissions Request(s): Planning Commission approval for exterior renovations, also will need to go to ZBA for adjustment based on sliding doors	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

Presented the nature of the yoga studio which is designed around clean air. Showed image of the surrounding area along Forbes Ave, the building's frontage, history of the building and its architecture. Rendering shown of the glass panels, stone wrapped columns, wood sign and planter boxes. Noted that the rendering shows uplighting but the actual project will not have this. Commissioned Jeremy Raymer to create mural inside the building. Will be offering free access by nomination for those impacted by the pandemic.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
When will the exterior work be done?	As quickly as possible. Mentioned that he'd received funds through the PDP's Façade Improvement Grant program.
Are your air quality monitors indoor only or outdoor? Would you share outdoor air quality monitor data?	Only internal currently, however, when they open the doors of the space, they could be tracking air quality. Would open them on good air quality days. Important to note that internal air quality is typically worse than outdoor. Happy to partner with anyone to share this data.

Other Notes

None

Planner completing report: Derek Dauphin and Stephanie Joy Everett

Urban Design Targets

Project/Location:	339 Forbes Avenue; 1-H-264 Pittsburgh, PA 15222 Downtown Neighborhood GT-A (Golden Triangle, Subdistrict A) Zoning
Zoning Record Number:	DCP-ZDR-2020-01410
Date of Review:	February 17, 2020
Project Contact:	Matthew Brind'Amour, POH Architects Follow up with City Planning staff with an updated design addressing these Urban Design Targets.

The Department of City Planning sets the following targets for this project to achieve:

- Project provides visible and distinct pedestrian entrances along the project's main street frontages.
- Project activates the public realm with transparency on the ground floor and an emphasis on the main entrances.
- Development/project uses durable, high-quality, and contextually appropriate building materials that are appropriate for the site's location.
- All façades are designed with a consistent, unified architectural theme that advances a cohesive design.
- Building design advances a commercial vernacular that is appropriate for the block and Downtown neighborhood.
- Building adequately incorporates universal design practices.

Department of City Planning staff had the following comments, suggestions, or questions from their review:

- Staff appreciated the use of sliding storefront windows to provide a high degree of ground-floor transparency along the Forbes Avenue façade. In which direction are these doors intended to slide?
- Staff had several questions of how the proposed exterior renovations will fit into the context of the overall building, and requested elevations that illustrate this. Please also ensure that any renderings adequately reflect the associated elevations.
- Staff highly discourages using EIFS as an exterior material, including signboards. Please use a higher-quality material and provide an updated elevation showing this change.

Urban Design Targets

- Please note that all changes proposed in the public right-of-way are reviewed by the Department of Mobility and Infrastructure (DOMI), and not a part of Design Review.
- Please also note that any proposed signage will require additional design reviews and potential variances.

About Urban Design Targets:

During the initial review of a project design, City Planning staff members develop a list of urban design targets specific to that project. The goals are broad and not prescriptive, intending to highlight important issues related to high-quality architecture and urban design. Urban Design Targets serve as stable benchmarks as the project moves through the design review process. After the first review, a project may already be meeting some of the goals. In developing each set of targets, the staff members draw from relevant general and specific neighborhood design guidelines.